

Document No. 3992
Voted at Meeting of 9/18/80

BOARD OF APPEAL REFERRALS

September 18, 1980

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109-153 Lincoln Street, Boston

MEMORANDUM

SEPTEMBER 18, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 9/23/80

Two-story structure

Z-4776

Roxbury Multi-Service Center Inc.
434 Warren Street, Roxbury
at Quincy Street

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from Fire Station to
Youth Center.

Violation(s):
Section

RequiredProposed

15-1. Floor area ratio is excessive.

23-2. Off-street parking is insufficient.

Petitioner purchased the former fire station from the City in July, 1979, for youth development activities, educational services, and recreational programs. Most of the persons using the Center are youths without driver's licenses or cars so off-street parking needs are minimal. Community has expressed strong support.
Recommend approval.

VOTED: In reference to Petition Z-4776, brought by Roxbury Multi-Service Center, Inc., 434 Warren Street, Roxbury, for two variances for change of occupancy from fire station to Youth Center in a Residential (R-.8) District, the Boston Redevelopment Authority recommends approval. Most of the persons using the Center are youths without driver's licenses or cars so off-street parking needs are minimal.



Z-4770
434 WARREN ST
(ROX.)

Board of Appeal Referrals 9/18/80

Z-4779-4780
Francis G. Mazzola
28-30 Academy Hill Road
Brighton
at Peaceable Road

Hearing: 9/23/80

2 1/2 story frame duplex structure.

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Legalize two four-family dwellings.

Violation(s):
Section

Required Proposed

- 8-7. Dwelling converted for more families which does not meet the requirements of lot area is forbidden in an R-.8 District.
- 14-2. Lot area is insufficient.
- 17-1. Open space is insufficient.

Proposal is unwarranted. Density is excessive; no off-street parking is provided in an area already congested. Community groups are opposed.
Recommend denial.

VOTED: In reference to Petitions Z-4779-4780, brought by Francis G. Mazzola, 28-30 Academy Hill Road, Brighton, for two forbidden uses and four variances to legalize two four-family dwellings in a Residential (R-/8) District, the Boston Redevelopment Authority recommends denial. Proposal is unwarranted. Density is excessive; no off-street parking is provided in an area already congested.



Z-4779-80
28-30 ACADEMY HILL RD.
(BRI.)

Board of Appeal Referrals 9/18/80

Z-4783
John Rowley
35 Chestnut Hill Avenue
Brighton
at Dighton Street

Hearing: 9/30/80

2 1/2 story structure.

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from Nursing Home
to ten apartments.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
9-2. Change in a non-conforming use requires Board of Appeal hearing.		
14-1. Lot area is insufficient.		
16-1. Height of building is excessive.		

Structure erected around the turn of the century has been progressively occupied as a lodging house, children's home, rest home and nursing home.

Appropriate density and design of the proposed development which are of concern to the community, will be addressed by Design Review.
Recommend approval with proviso.

VOTED: In reference to Petition Z-4783, brought by John Rowley, 35 Chestnut Hill Avenue, Brighton, for a change in a non-conforming use and two variances for change of occupancy from nursing home to ten apartments in a Residential (R-.5) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review to address community concerns of density and design.



Z-4783
35 CHESTNUT HILL AVE.
(BRI.)

Board of Appeal Referrals

9/18/80

Z-4784

Bachara J. Dolabany
839 South Street, Roslindale
at Basto Terrace

Hearing: 9/30/80

2 1/2 story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

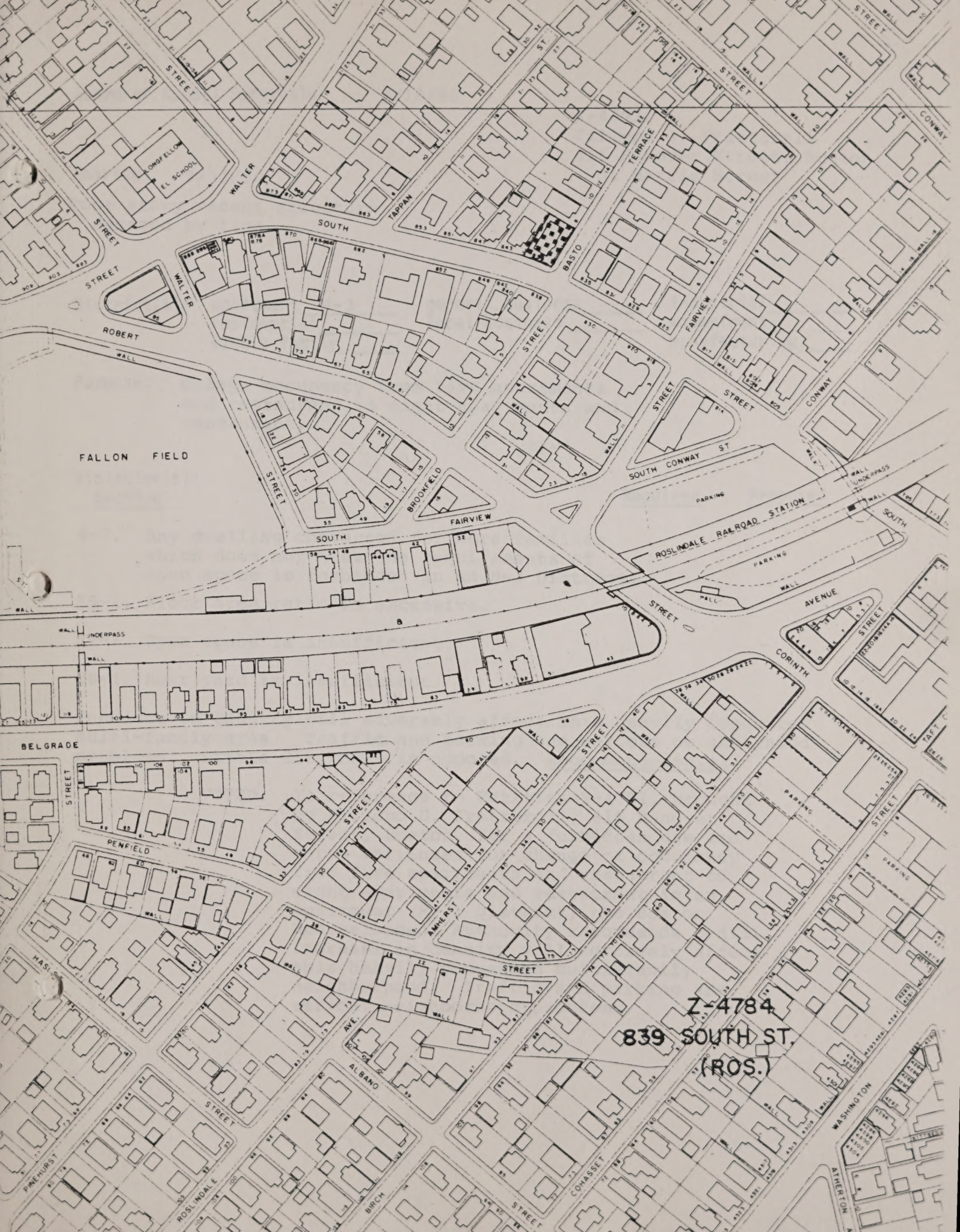
Purpose: Change occupancy from two to three family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Any dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an R-.5 District.		
14-1. Lot area is insufficient.		
14-3. Lot width is insufficient.		
14-4. Street frontage is insufficient.		
16-1. Height of building is excessive.		
17-1. Open space is insufficient.		

Dwelling is situated on a small corner lot (4220 sq ft). Proposed conversion is excessive and conflicts with the predominant two-family residential character of the neighborhood. Increased density would intensify lack of off-street parking and congestion in the area. Little City Hall and abuttor are opposed.
Recommend denial.

VOTED: In reference to Petition Z-4784, brought by Bachara J. Dolabany, 839 South Street, Roslindale, for a forbidden use and five variances for a change of occupancy from two to three family dwelling in a Residential (R-.5) District, the Boston Redevelopment Authority recommends denial. Dwelling is situated on a small corner lot. Proposed conversion is excessive and conflicts with the predominant two family residential character of the neighborhood. Increased density would intensify lack of off-street parking and congestion in the area.



Z-4784

839 SOUTH ST.
(ROS.)

Board of Appeal Referrals

9/18/80

Z-4791

Filippo O. Frattaroli

415 Hanover Street, Boston
at Harris Street

Hearing: 9/30/80

Four story vacant structure
damaged by fire.

District(s):	apartment <u>H-3</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Change occupancy from five apartments
and restaurant to eight apartments and
restaurant.

Violation(s):
Section

RequiredProposed

8-7. Any dwelling converted for more families
which does not meet the requirements of
open space is forbidden in an H-3 District.

15-1. Floor area ratio is excessive.

17-1. Open space is insufficient.

20-1. Rear yard is insufficient.

Increase in density will adversely affect this heavily congested
multi-family area. Traffic and parking are serious neighborhood
problems. Little City Hall is opposed. Recommend denial.

VOTED: In reference to Petition Z-4791, brought
by Filippo O. Frattaroli, 415 Hanover
Street, Boston, for a forbidden use and
three variances for change of occupancy
from five apartments and restaurant to
eight apartments and restaurant in an
Apartment (H-3) District, the Boston
Redevelopment Authority recommends denial.
Increase in density will adversely affect
this heavily congested multi-family
neighborhood. Traffic and parking are
serious neighborhood problems.



Z-4791
415 HANOVER ST.
8 HARRIS ST.
(B.P.)

Hearing: 10/28/80

Z-4853

Boston Housing Authority
96-104 Monticello Avenue
Dorchester
At Columbia Point

Housing Development

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from 24 apartments, alcoholism detoxification facility and day care center for 24 children to 24 apartments, alcoholism detoxification facility, counseling services and day care center for 24 children.

Violation(s):

Section

Required

Proposed

8-7. Alcoholism Detoxification facility is forbidden in an H-2 District.

Site has been used for out patient alcoholism treatment for many years. Is is the only treatment center for women in the Boston area. Proposed Residential detoxification center, child care and drop in counseling are needed services in this community. Work will include compliance with Mass.Fire Code requirements, handicapped accessibility and heating renovations for energy conservation. Recommend approval with proviso.

VOTED: In reference to Petition Z-4853, brought by Boston Housing Authority, 96-104 Monticello Avenue, Dorchester, for a forbidden use for change of occupancy from 24 apartments, alcoholism detoxification facility and day care center to 24 apartments, alcoholism detoxification facility, counseling services and day care center in an apartment (H-2) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for Design Review.

Z-4853

96-104 MONTICELLO AVE.
(DOR.)



Board of Appeal Referrals 9/18/80

Z-4886

Rogerson House

434 Jamaicaway, Jamaica Plain
near Lochstead Avenue

Hearing: 9/30/80.

Parking Lot.

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family <u>S-.3</u>		manufacturing _____

Purpose: Increase capacity of parking lot -
8 to 20 vehicles.

Violation(s):

Section

Required

Proposed

10-1. Parking not allowed within required
front yard.

Additional spaces for employee parking will tend to
alleviate on street congestion. Recommend approval with proviso.

VOTED: In reference to Petition Z-4886, brought
by Rogerson House, 434 Jamaicaway,
Jamaica Plain, for a variance to increase
capacity of parking lot in Single
Family (S-.3) and Residential (R-.5)
Districts, the Boston Redevelopment
Authority recommends approval provided
plans for a landscaped fence be sub-
mitted to the Authority for design review.



Z-4886

434 JAMAICAWAY

(J.R.)

MARY F. CURLEY SCHOOL

PARK

Board of Appeal Referrals

September 18, 1980

Hearing: 9/23/80

Z-4887

HUB Mail

45 William T. Morrissey Blvd.

Dorchester

Near Columbia Circle

One story masonry structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-1</u>

Purpose: Erect roof sign and structure.

Violation(s):

SectionRequiredProposed

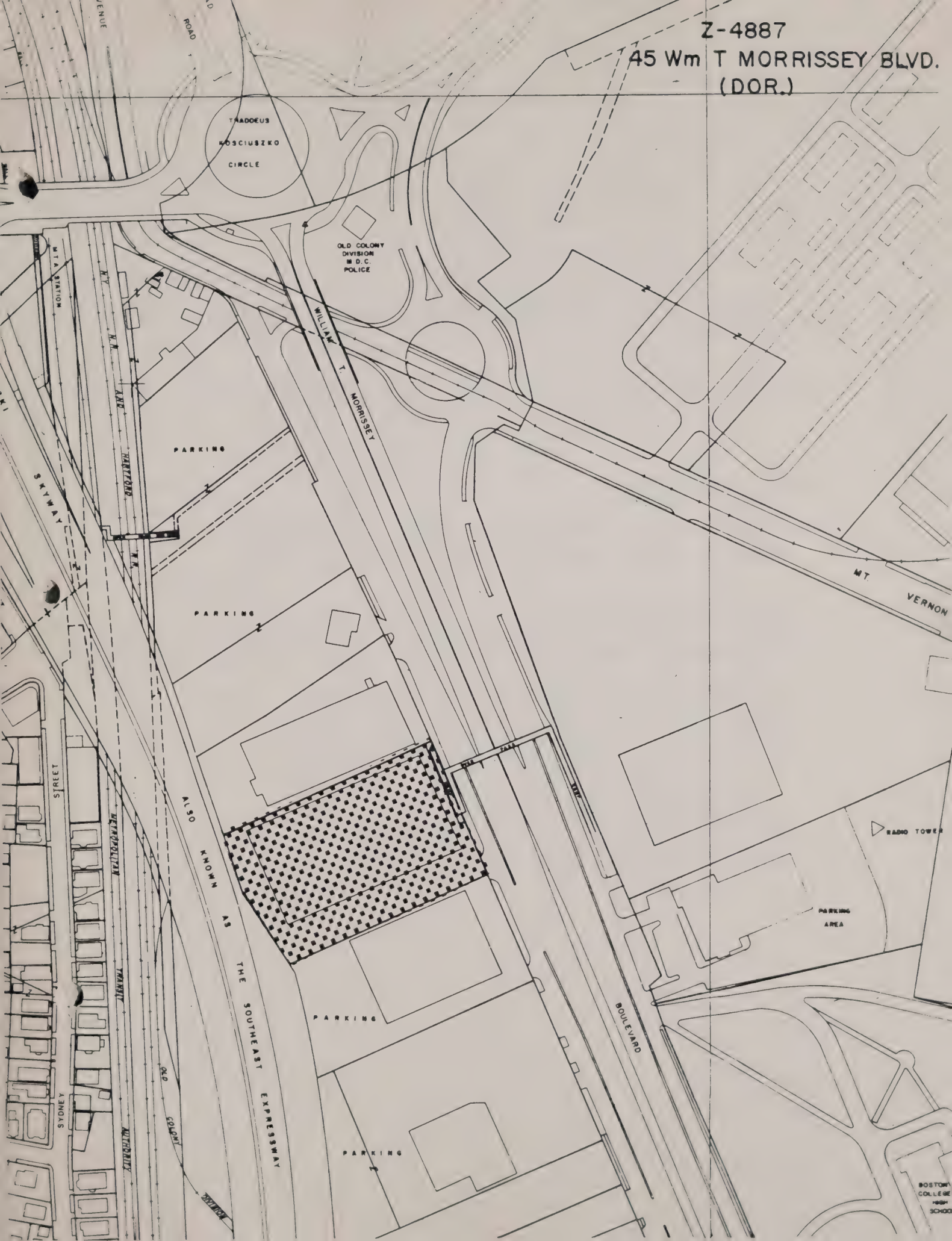
11-2. Sign attached parallel to a building extending above roof line is conditional in an M-1 District.

Sign with eight foot high letters "Dial Hub Mail" situated on a 20'x 50' structure is excessive and would adversely affect the appearance of the area from the abutting Columbia-Savin Hill neighborhood. Residents are opposed. Recommend denial.

VOTED: In reference to Petition Z-4887, brought by Hub Mail, 45 William T. Morrissey Blvd. Dorchester, for a conditional use to erect roof sign and structure in a manufacturing (M-1) District, the Boston Redevelopment Authority recommends denial. This excessive sign would adversely affect the appearance of the area from the abutting Columbia-Savin Hill neighborhood whose residents are opposed.

Z-4887

45 Wm T MORRISSEY BLVD.
(DOR.)



Board of Appeal Referrals September 18, 1980

Hearing: 11/4/80

Z-4898
Archer Refinishing Co. Inc.
197-201 Portland Street, Boston
Boston
Near Causeway Street

Six story strucutre

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-4</u>

Purpose: Change occupancy from manufacturing and three stores to manufacturing, stores, adult house with 12 viewing booths.

Violation(s):
Section

Required Proposed

- 8-7. Adult entertainment house is forbidden in a B-4 District.
- 9-2. Change in a non conforming use requires Board of Appeal Approval.

Existing adult entertainment house facility is incompatible with surrounding commercial use and in conflict with future plans for North Station area. Little City Hall is opposed. Recommend Denial.

VOTED: In reference to Petition Z-4898, brought by Archer Refinishing Co. Inc., 197-201 Portland Street, Boston for change of occupancy from manufacturing and three stores to manufacturing, stores, adult entertainment house in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends denial. Existing adult entertainment house facility is incompatible with surrounding commercial use and in conflict with future plans for North Station area.



REDEVELOPMENT

GOVERNMENT CENTER

Z-4898
197-201 PORTLAND ST.
(B.P.)

Board of Appeal Referrals

September 18, 1980

Hearing: 9/23/80

Z-4901

James McMann

3377 Washington St, Jamaica Plain
near Green Street

Vacant land

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-1</u>

Purpose: erect two story structure for six vehicle repair shop garage,
storage of trucks, office & employees lounge

Violation(s):

SectionRequiredProposed

20-1 Rear yard is insufficient

Proposal is consistent with existing uses in the predominant commercial area. Recommend approval with provisos.

VOTED: In reference to petition Z-4901, brought by James McMann, 3377 Washington Street, Jamaica Plain, for a variance to erect a two story structure for six vehicle repair shop garage, storage of trucks, office & employees lounge in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that all trucks be garaged overnight; that no exterior repair work be allowed; that plans be submitted to the Authority for design review.



Z-4901
3377 WASHINGTON ST.
(J.P.)

Board of Appeal Referrals

September 18, 1980

Hearing: 9/23/80

Z-4904

CNDG Realty Trust

1047 Commonwealth Avenue

Allston

Near Babcock Street

Two story masonry structure

District(s):	apartment_____	general business B-2_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from offices, storage, photography studio, travel agency to offices, storage, photography studio, travel agency and school for travel agents.

Violation(s):

SectionRequiredProposed

8-7. Trade, professional or other school is conditional in a B-2 District.

Proposal is consistent with the commercial nature of the area. Community support is contingent upon appropriate parking plan. Recommend approval with Proviso.

VOTED: In reference to Petition Z-4904, brought by CNDG Realty Trust, 1047 Commonwealth Avenue, Allston, for a conditional use for change of occupancy from offices, storage, photography studio, travel agency to offices, storage, photography studio, travel agency and school for travel agents in a general business (B-2) District, the Boston Redevelopment Authority recommends approval provided parking plan is submitted to the Authority for design review. Plan should address student parking during all class hours.

Z-4904

1047 COMMONWEALTH AVE.
(ALLSTON)



Z-4904
1047 COMMONWEALTH AVE.
(ALLSTON)

Board of Appeal Referrals

September 18, 1980

Hearing: 9/30/80

Z-4921

York Realty Inc

109-153 Lincoln Street, Boston

at Tufts Street

Five story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-8</u>

Purpose: change occupancy from garage, offices, stores, miscellaneous hall, theatre, clinic to garage, offices, stores, miscellaneous hall, theatre, clinic and school for special needs pupils, accessory offices

Violation(s):
Section

RequiredProposed

- 8-7 School satisfying the compulsory education laws of the Commonwealth of Massachusetts is conditional in an M-8 district
- 8-7 Change in extent of operations and structure of a pre-existing conditional use requires Board of Appeal approval

Bay Cove Human Services Inc proposes to operate a school for behaviorially and emotionally disordered adolescents on a portion of the second floor of this multi use structure. Curriculum and overall program is in compliance with compulsory education requirements for secondary school. Use is compatible with the general commercial area. Recommend approval with proviso.

VOTED: In reference to petition Z-4921, brought by York Realty Inc, 109-153 Lincoln Street, Boston for two conditional uses for change of occupancy from garage, offices, stores, miscellaneous hall, theatre clinic to garage, offices, stores, miscellaneous hall, theatre, clinic and school for special needs pupils with accessory offices in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Z-4921
109-153 LINCOLN ST.
(B.P.)